



## **Staff Report**

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### **BELMONT LIBRARY/BELAMEDA PARK PROJECT – APRIL MONTHLY UPDATE**

Honorable Mayor and Council Members:

#### **Summary**

Staff provides an update on the Belmont Library/Belameda Park project to the City Council and community on a monthly basis. This report provides updated information such as recent construction activities, upcoming construction activities, and budget/change orders. Selected photos of the project and an updated schedule are also included.

#### **Background**

On October 12, 2004 the City Council approved the plans and specifications for the Belmont Library project and directed staff to issue them to the bidders. The project includes, but is not limited to, the demolition of the existing library and the reconstruction of a 20,233 square foot library. Bids were opened on November 23<sup>rd</sup> and the lowest responsible bidder was Gonsalves & Stronck of San Carlos, which was awarded the contract on December 14, 2004. A Notice to Proceed was issued on January 18, 2005 with work to begin on January 24, 2005 and continue for 11 months.

As of April 20, we are at day 452 of 376 approved days for the project, or approximately 20% over the official construction timeline, but well within the scheduled project completion date and the publicly noticed April 29<sup>th</sup> Grand Opening date. Approved days include the original contract schedule, in addition to inclement weather days and change orders. The contractor is still in the process of finishing up site work due to weather delays, and no additional costs have been incurred due to this schedule delay. Books were delivered on March 15<sup>th</sup>, and the Librarians are currently shelving circulation materials in anticipation for their first day of service to the community on April 29<sup>th</sup>.

#### **Discussion**

##### *Recent construction activities*

- Playground swingset installed
- Continued Site Work/Excavation
- Pavers installed at amphitheatre & fountain completed (by April 21<sup>st</sup>)

*Upcoming construction activities*

- Continued Landscaping/Site Work
- Set light poles in park area
- Set picnic tables

Miscellaneous Issues

- Budget/Change Orders

The project is currently within budget. On April 21<sup>st</sup>, the thirteenth payment was made to Gonsalves & Stronck for \$130,190.26. This signifies that we are at 95% of payments to the contractor, which includes the 10% retention, which is held in an escrow account.

No further Change Orders have been issued since the last reported Change Order #12.

*Note: This table reflects the actual payments to Gonsalves & Stronck on the original contract amount, and those that were made as a result of change orders.*

Description	Amount	%
<b>Construction Contract</b>		
Original Contract	\$6,947,777	100
Less: Progress Payments <sup>1</sup>	6,623,153	95
Balance Remaining	\$324,624	5
<b>Project Contingency</b>		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	440,669	65
Balance Remaining	\$234,140	35

- Draws on Contingency/Water Feature

The seatwall pavers have been set in place and installed on the amphitheatre steps, and the contractor is scheduled to set the water feature fountain on April 21<sup>st</sup>.

- Landscaping

As reported in Council's weekly update, staff encountered a setback with regards to the deer ravaging the landscaping at the site, as well as initial substandard execution of the landscape plan. Changes suggested by the Landscape Architect are scheduled to be implemented and should be partially ready for the April 29<sup>th</sup> Grand Opening, weather permitting.

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<sup>1</sup> Includes 10% retention

- Project schedule

Below is a timeline of the major project milestones. Overall, the project schedule is slightly delayed due to weather, but the scheduled Grand Opening event is still on track.

Milestone	Approximate Completion Date
Install Chain Link Fence	April 24-April 28
Form Playground Walkways	April 26-April 28
Planting in Playground Area	April 17-May 12
Set Picnic Tables	May 1-May 5
Final Exterior Cleanup	May 8-May 12
Reopening	April 29, 2006

- Grand Opening

The Grand Opening is scheduled for April 29, 2006 at 9:30 a.m. Event planning is in full swing, a banner over Ralston Ave. publicizes the event, and press release was distributed on March 7<sup>th</sup>.

- Photos

The following pictures show some of the project progress:



**Fiscal Impact**

There is no fiscal impact to this report.

**Public Contact**

Posting of City Council agenda.

**Recommendation**

It is recommended that Council accept the update provided in this report

**Alternatives**

1. Provide alternative direction to staff.
2. Take no action.

**Attachment**

None.

Respectfully submitted,

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